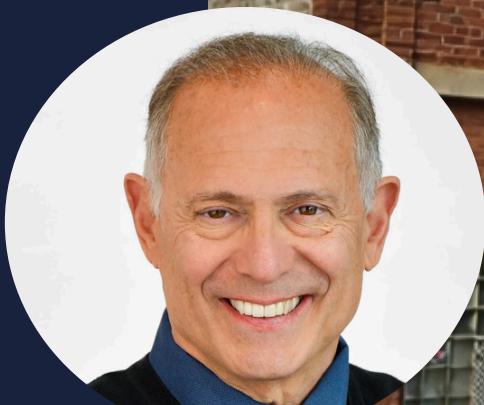


COMMERCIAL PROPERTY FOR SALE

MARK B. WEISS
REAL ESTATE
LLC



3340 N RAVENSWOOD AVE
CHICAGO, IL 60657

*PRICE UPON
REQUEST*

Presented By:
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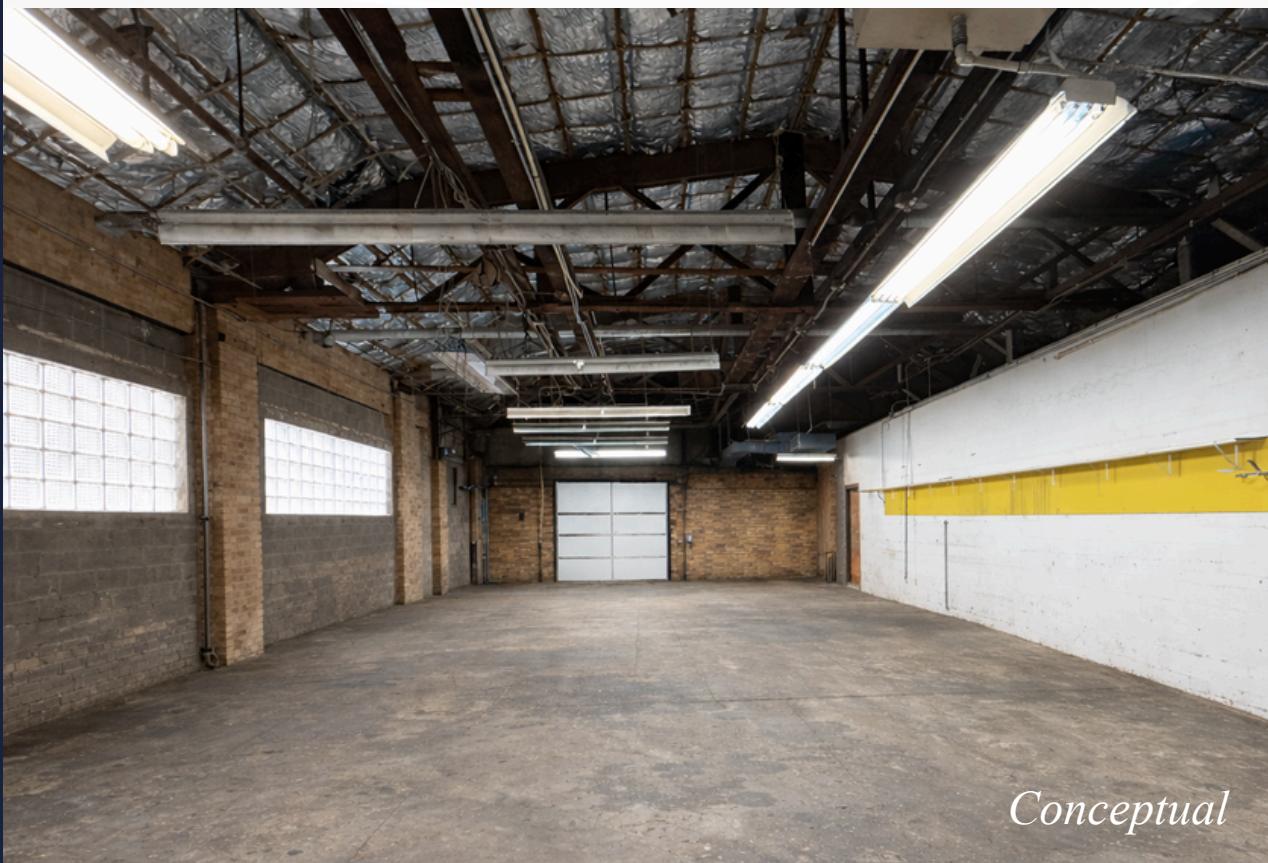
Property Summary

Located just south of the Roscoe & Ravenswood intersection in Chicago's desirable Roscoe Village neighborhood, 3340 N. Ravenswood Avenue presents a rare owner-user or redevelopment opportunity in one of the North Side's most established and appreciating corridors.

This single-story brick industrial building offers approximately 5,600 square feet on a 6,195 square foot lot (50' x 123.85'), providing substantial frontage and depth along Ravenswood Avenue. Originally constructed in 1915, the property features a classic garage-style truss roof design, concrete foundation, and flexible open interior layout suitable for a variety of commercial or adaptive reuse concepts.

Zoning & Redevelopment Potential

The property is zoned RS-3 (Residential Single-Unit District), offering compelling long-term redevelopment potential. With its 50-foot frontage and nearly 6,200 square foot lot size, the site is particularly well-suited for a high-end custom home or thoughtful residential redevelopment in a neighborhood experiencing steady demand and value growth.



Conceptual



Property Summary (cont.)

- ±5,600 SF building
- ±6,140–6,195 SF lot (approx. 50' x 123')
- Zoned RS-3 (Residential Single-Unit District)
- 400 AMP electrical service
- One overhead door
- Brick construction
- City street access
- Property delivered vacant at closing

The RS-3 zoning makes this site particularly attractive for:

- Development of a custom single-family residence
- Potential residential redevelopment (subject to City approvals)
- Adaptive reuse or repositioning opportunities consistent with zoning

With its generous frontage, depth, and prime Lakeview/Roscoe Village location, this site offers a compelling canvas for new construction or thoughtful redevelopment in a neighborhood known for strong residential demand and long-term appreciation.

Opportunities of this size and flexibility in Roscoe Village are increasingly rare.

This is a strategic acquisition for developers, builders, or end users seeking to secure a foothold in one of Chicago's most stable and desirable residential submarkets.

Property Details

Location Information	
Property Address	3340 N Ravenswood Ave
Neighborhood / Submarket	Roscoe Village

Building Information	
Building Size	APROX 5,600 SF
Ceiling Height	APROX 12 FT
Year Built / Renovated	1915
Building Class	C
Stories	1

Property Information	
Property Type	Commercial / To Develop
Zoning	RS-3
APN #	14-19-420-034-0000
Lot Size	6195 SF
Lot Frontage	50 FT
Lot Depth	123 FT
Power	400 AMP

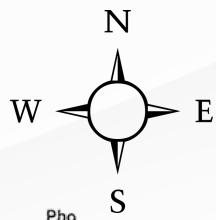
Taxes & Valuation	
Tax Year	2024
Taxes	\$48,273.14

Property Highlights

- Prime position in Roscoe Village on Chicago's North Side
- Steps from the Roscoe & Ravenswood intersection
- Surrounded by strong residential density and neighborhood retail
- Easy access to CTA Brown Line, Metra (Ravenswood Station)
- Quick connectivity to I-90/94 and downtown Chicago
- I-90/94, and Lake Shore Drive
- Strong North Side housing demand supports long-term appreciation
- Long-term owner directing immediate sale
- Rare 50' wide lot in Roscoe Village
- Flexible repositioning opportunity
- Strong street presence along Ravenswood Avenue
- Flexible site geometry suitable for new construction
- Delivered vacant at closing
- Positioned in a high-barrier-to-entry neighborhood



Survey



740 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 60646

CERTIFIED SURVEY CO.

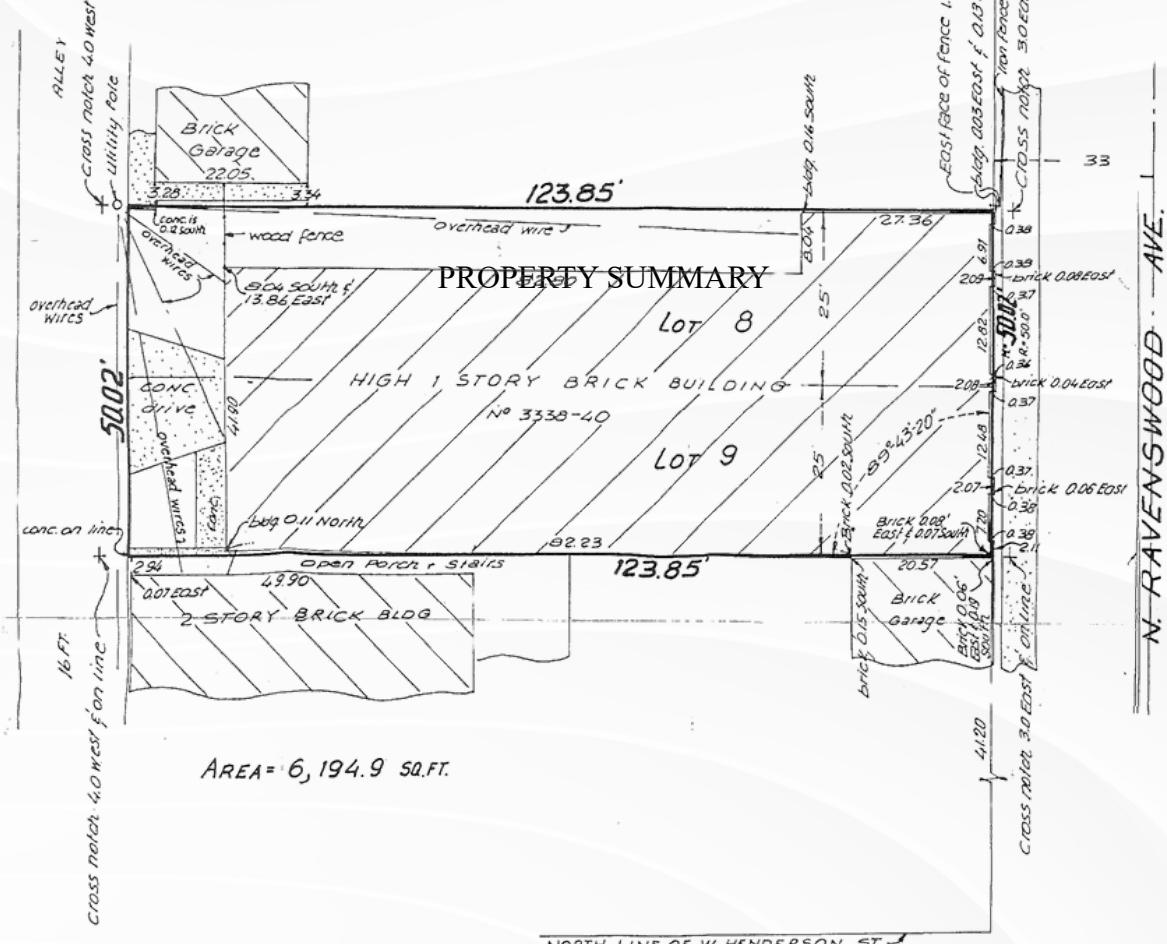
PLAT OF SURVEY

N

LOTS 8 AND 9 IN THE SUBDIVISION OF BLOCK 1 IN GROSS PARK ADDITION TO CHICAGO AND THE SOUTH 33 FEET OF BLOCK 38 IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Carl, here's a
of the survey for

Pho



IMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

Order No. 891466

0' 15' 30'

Decimals of a foot and their equivalent
in inches and fractions thereof.

.01 = 1/8" .07 = 7/8" .50 = 6" AND PREPARED THE PLAT HEREON DRAWN IN ACCORDANCE
.02 = 1/4" .08 = 1" .58 = 7" RECORDS AND IN STRICT COMPLIANCE WITH THE REQUIRE

STATE OF ILLINOIS
COUNTY OF COOK

TO: CHICAGO TITLE INSURANCE COMPANY

Welcome to Roscoe Village

When you choose Roscoe Village, you secure a position in one of Chicago's most established, high-demand residential neighborhoods on the North Side. Often referred to as a "village within the city," Roscoe Village is known for its tree-lined streets, strong community identity, and consistent property value growth.

Anchored by Roscoe Street's vibrant retail and dining corridor, the neighborhood offers a walkable mix of boutiques, cafés, restaurants, and neighborhood services that create steady foot traffic while maintaining a residential feel. The area blends historic Chicago brick two-flats and greystones with newer luxury single-family homes and boutique condominium developments—supporting both redevelopment and long-term investment opportunities.

Roscoe Village benefits from proximity to surrounding neighborhoods including Lakeview, North Center, and Avondale, along with convenient access to public transportation via the CTA Brown Line and multiple bus routes. Quick connections to I-90/94 and Lake Shore Drive enhance accessibility for commuters and residents alike.

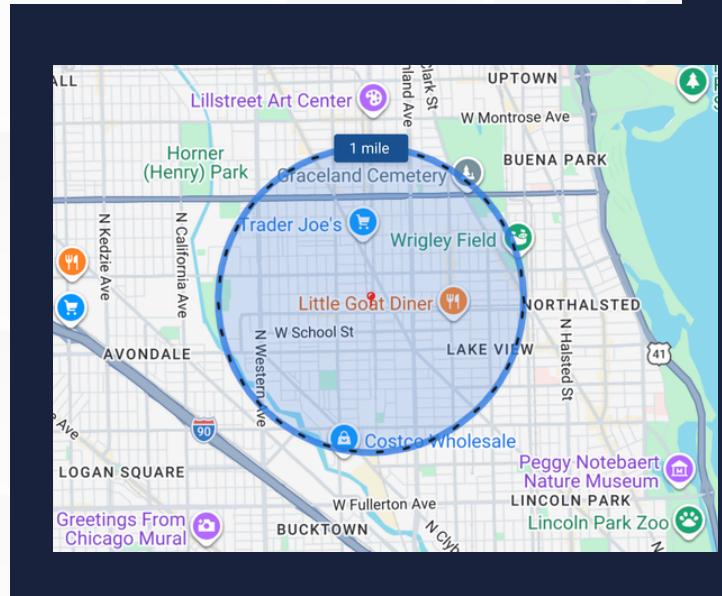
For developers and buyers, Roscoe Village represents stability, prestige, and sustained demand. Strong school presence, neighborhood amenities, and a deeply rooted community culture continue to drive residential desirability and long-term appreciation. Whether building new, redeveloping, or investing for the future, Roscoe Village offers a rare combination of charm, walkability, and enduring market strength on Chicago's North Side.



Demographic Insights

Population

Year	1 Mile	3 Miles	5 Miles
2024	106,117	786,396	1,459,914
2023	104,447	787,051	1,449,849
2022	105,423	791,357	1,458,151
2021	107,780	798,052	1,467,664
2020	106,468	790,669	1,443,926

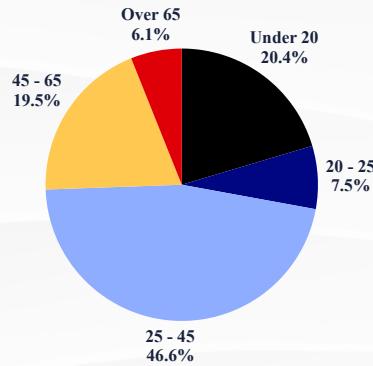


Age Demographics

33

Median Age

3%

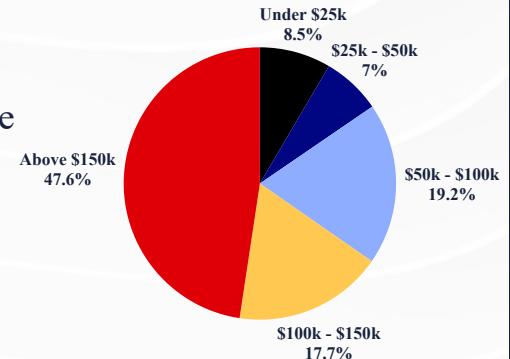
Growth Rate
2029 Estimate

Household Income

\$142.3k

Median Income

22%

Growth Rate
2029 Estimate

Renter To Homeowner Ratio

1:1

1:1 Predicted by 2029



Housing Occupancy Ratio

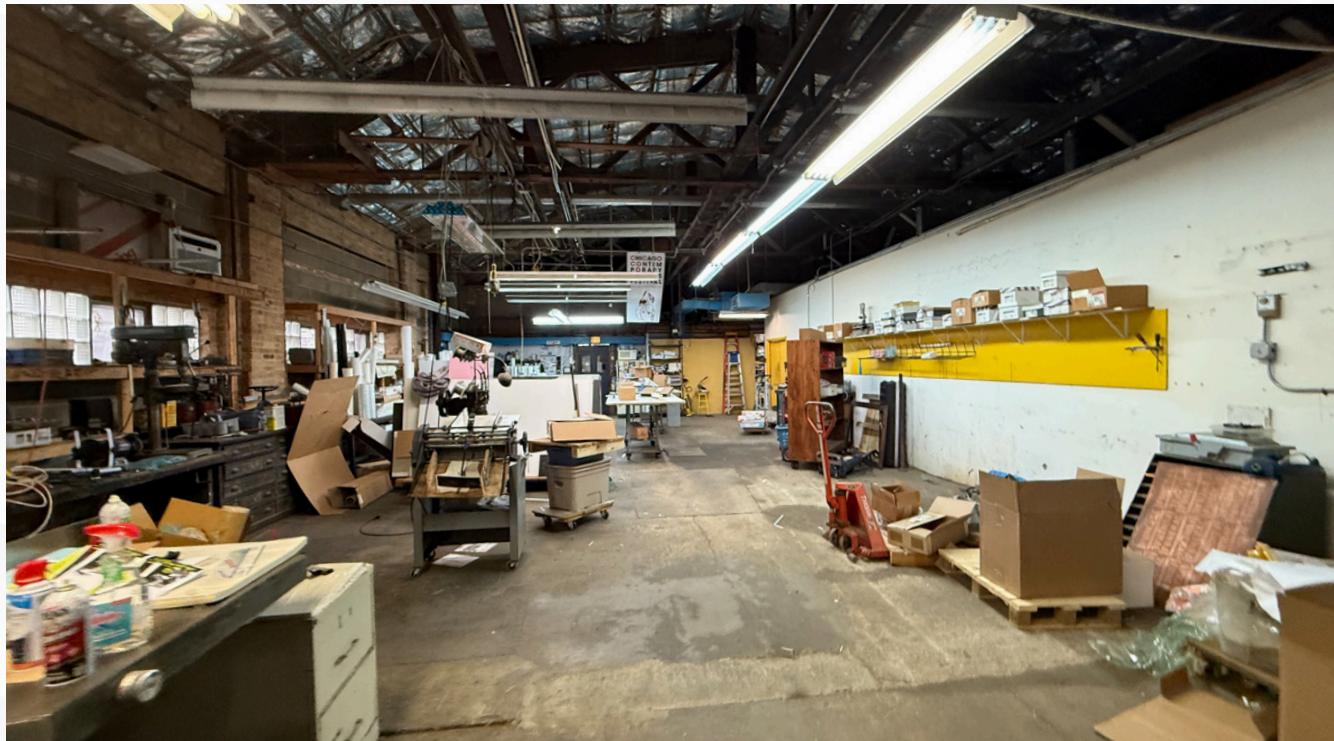
12:1

12:1 Predicted by 2029



Crex Data as of 02/16/2026

Property Photos



Property Photos

